

CANYON INDUSTRIAL CENTER



**UNDER NEW
OWNERSHIP**

**RENOVATIONS
COMPLETE**

2026 LEASING INCENTIVES

\$1.25 Year 1 rate on qualifying
5 year lease
\$1/sf moving allowance

9424-9560 CHESAPEAKE DRIVE | SAN DIEGO | CA | 92123

FOR MORE INFORMATION:

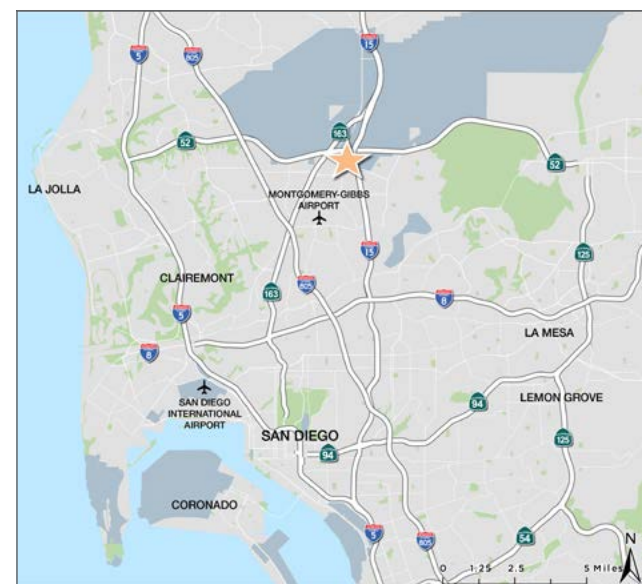
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PROPERTY FEATURES

- High image business park
- Dock and grade level loading
- Warehouse clear height of approx. 15'2" - 19'0"
- Time Warner Cable service available
- Buildings are fire sprinklered
- 1 block West of 1-15 via Clairemont Mesa Blvd
- 1 block South of Hwy 52 via Ruffin Rd
- Parking ratio of approx. 2.46/1,000 SF
- Gas potentially available
- Building signage available



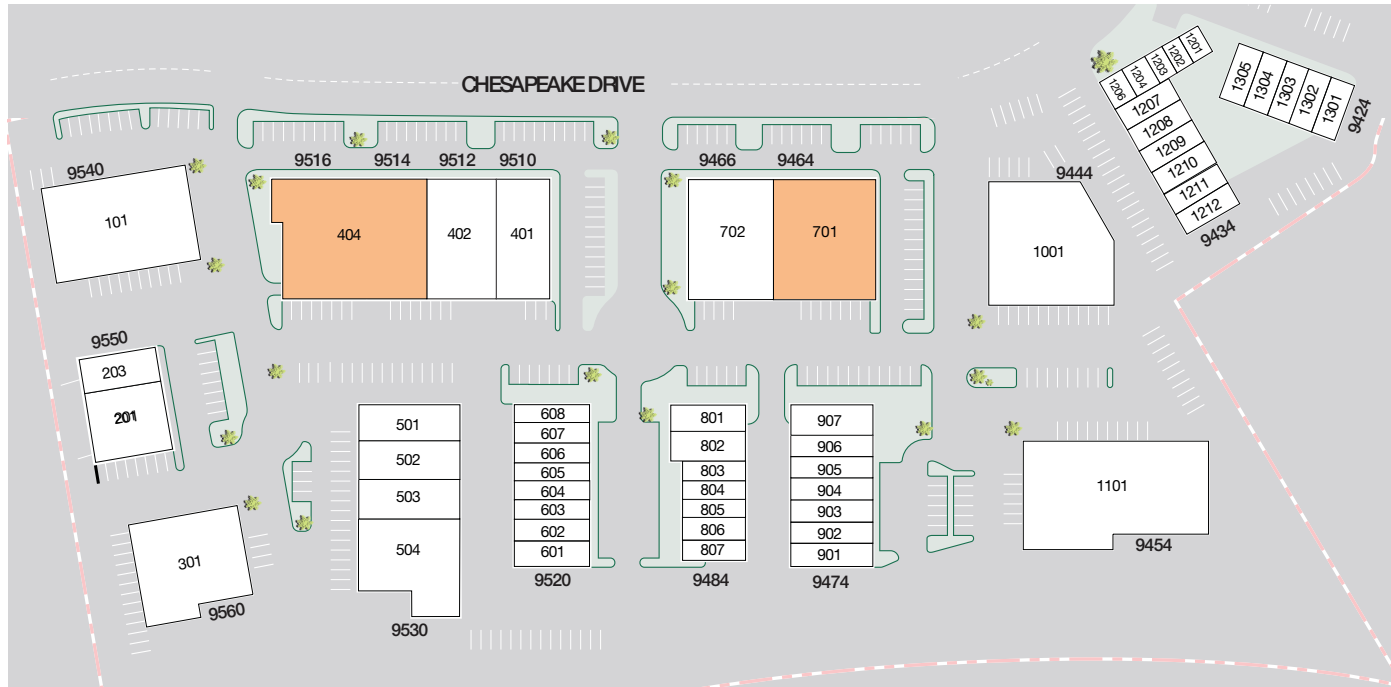
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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SITE PLAN

UNDER NEW OWNERSHIP



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2026 LEASING INCENTIVES

Suite 701

- 60 month term
- \$1.25 Year 1 rate
- \$1/sf moving allowance

Suite 403

- 60 month term
- \$1.50 Year 1 rate
- \$1/sf moving allowance

Suite 404

- 60 month term
- \$1.25 Year 1 rate
- \$1/sf moving allowance

AVAILABILITIES

BLDG	SUITE	TOTAL SF	RATE	OFFICE %	COMMENTS	AVAILABLE	OCCUPIED
9510-9516	403	6,247	\$2.15/SF NNN	22%	Reception, (1) private office, breakroom, (2) restrooms and warehouse with (2) grade level loading doors. Available now. *Can be combined with Suite 404 for 18,692 SF.		
9510-9516	404	12,445	\$2.05/SF NNN	10%	Reception, (2) private offices, breakroom, (2) restrooms and warehouse with (1) dock high and (2) grade level loading doors. Available now. *Can be combined with Suite 403 for 18,692 SF.		
9464-9466	701	13,183	\$2.05/SF NNN	10%	Reception, (1) private office, conference room, breakroom, IT, (3) restrooms and warehouse with (1) dock high and (1) grade level loading door. Available now.		

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EXTERIOR PHOTOS

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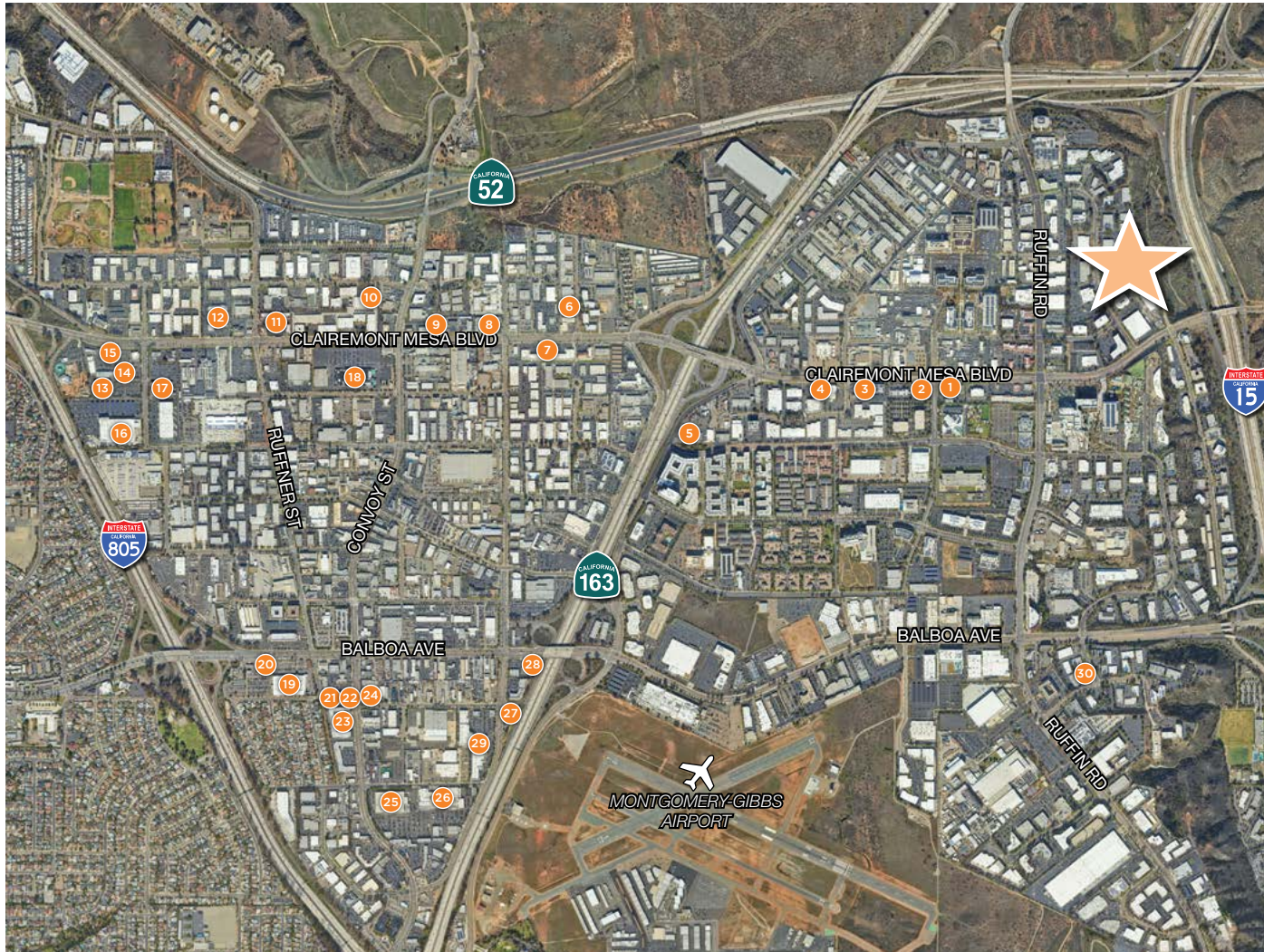
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AMENITIES

UNDER NEW OWNERSHIP



1 Starbucks	2 Firehouse Subs	3 Panera Bread	4 McDonalds	5 Sonic Drive-In	6 Societe Brewing Co.	7 Kearny Plaza	8 Mercury Village SC	9 The Godfather	10 Hopponymous Brewing Co.
11 Rubios	12 99 Ranch Market	13 LA Fitness	14 Chipotle	15 McDonalds	16 Walmart	17 Food 4 Less	18 Zion Market	19 H Mart	20 Applebee's
21 Coco Ichibanya	22 Manna BBQ	23 Convoy Village SC	24 Cross Street Chicken	25 Costco	26 Target	27 In-N-Out	28 Marukai	29 Hawthorne Crossings	30 Bud's Louisiana Cafe

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FLOOR PLAN | BLDG. 9510-9516 | SUITE 403

UNDER NEW OWNERSHIP



LEASING INCENTIVES

Suite 403

- 60 month term
- \$1.50 Year 1 rate
- \$1/sf moving allowance

BLDG 9510 | SUITE 403

- AVAILABLE SF: ±6,247 SF
- OFFICE SF: 1,405 SF
- CLEAR HEIGHT: 15'8" - 19'6"
- LOADING: (2) GL
- AVAILABLE NOW
- CAN BE COMBINED WITH SUITE 404 FOR 18,692 SF

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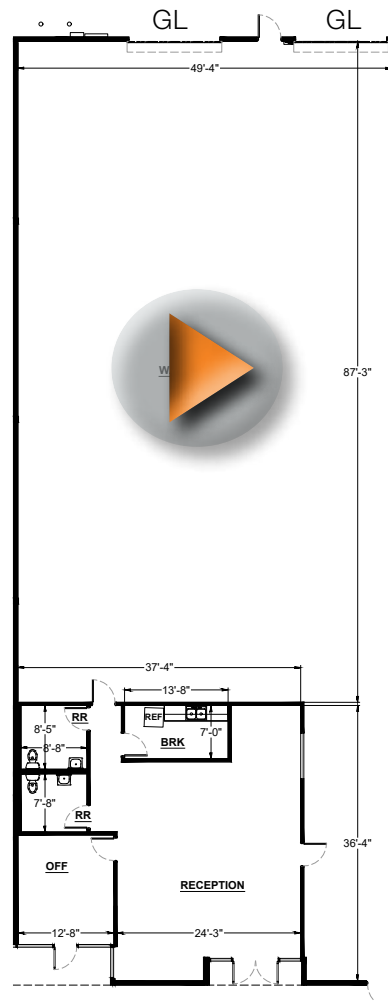
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FLOOR PLAN | BLDG. 9510-9516 | SUITE 404



Suite 404

- 60 month term
- \$1.25 Year 1 rate
- \$1/sf moving allowance

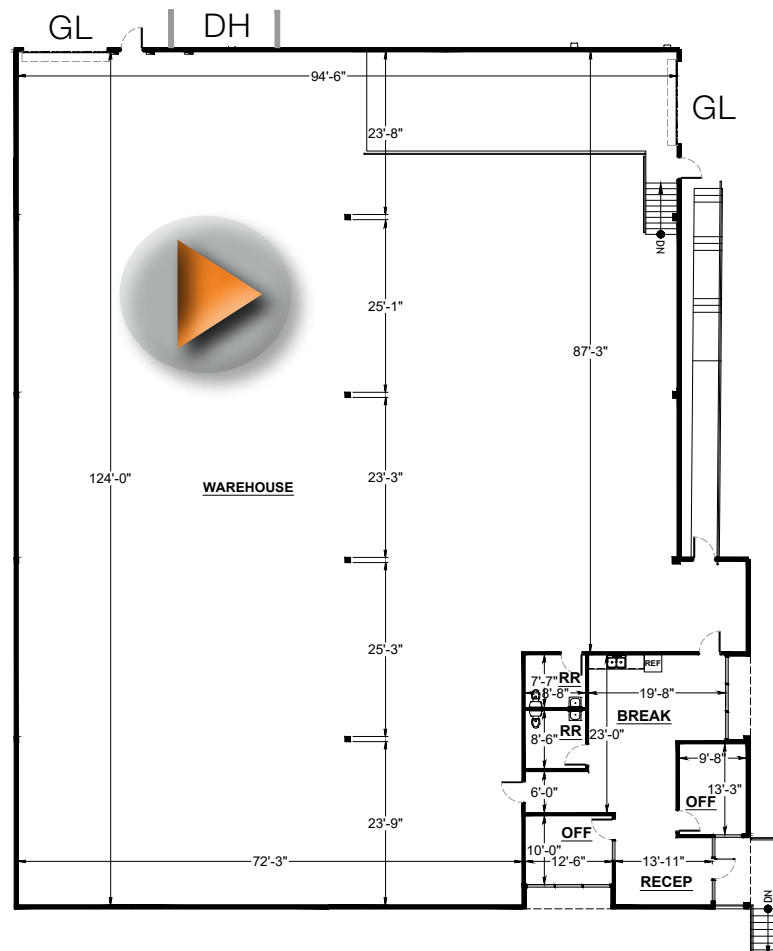
- AVAILABLE SF: ±12,445 SF
- OFFICE SF: 1,207 SF
- CLEAR HEIGHT: 15'8" - 19'6"
- LOADING: (1) DH, (2) GL
- AVAILABLE NOW
- CAN BE COMBINED WITH SUITE 403 FOR 18,692 SF

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CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9464-9466 | SUITE 701

UNDER NEW OWNERSHIP



LEASING INCENTIVES

Suite 701

- 60 month term
- \$1.25 Year 1 rate
- \$1/sf moving allowance

BLDG 9464-66 | SUITE 701

- AVAILABLE SF: ±13,183 SF
- OFFICE SF: 1,231 SF
- CLEAR HEIGHT: 15'8" - 19'6"
- LOADING: (1) DH, (1) GL
- AVAILABLE NOW

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